

# Financial Summary

For the period Aug 2021 to Jun 2022

Owner: Maione Co Pty Ltd  
 Property: 18 Croydon Road  
 Ledger: Maione Co Pty Ltd - 18 Croydon Road  
 Managed by: Kathryn Lamattina

**Collins Bateman Commercial  
 Property Services Pty Ltd**

193 North East Road  
 Hampstead Gardens SA 5086  
 Australia  
 96 616 645 982



Maione Co Pty Ltd  
 18 Croydon Road  
 KESWICK SA 5035

	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
<b>Income</b>												
101 - Commercial Rent	10,971.26	0.00	5,485.63	5,485.63	5,485.63	5,485.63	5,485.63	6,028.72	5,666.66	5,666.66	5,666.66	61,428.11
GST	1,097.12	0.00	548.56	548.56	548.56	548.56	548.56	602.88	566.67	566.67	566.67	6,142.81
<b>Total Income</b>	<b>10,971.26</b>	<b>0.00</b>	<b>5,485.63</b>	<b>5,485.63</b>	<b>5,485.63</b>	<b>5,485.63</b>	<b>5,485.63</b>	<b>6,028.72</b>	<b>5,666.66</b>	<b>5,666.66</b>	<b>5,666.66</b>	<b>61,428.11</b>
<b>Total GST</b>	<b>1,097.12</b>	<b>0.00</b>	<b>548.56</b>	<b>548.56</b>	<b>548.56</b>	<b>548.56</b>	<b>548.56</b>	<b>602.88</b>	<b>566.67</b>	<b>566.67</b>	<b>566.67</b>	<b>6,142.81</b>
<b>Total Inclusive Income</b>	<b>12,068.38</b>	<b>0.00</b>	<b>6,034.19</b>	<b>6,034.19</b>	<b>6,034.19</b>	<b>6,034.19</b>	<b>6,034.19</b>	<b>6,631.60</b>	<b>6,233.33</b>	<b>6,233.33</b>	<b>6,233.33</b>	<b>67,570.92</b>
<b>Expenses</b>												
132 - Rent Review Fee	0.00	0.00	0.00	0.00	0.00	0.00	45.45	0.00	0.00	0.00	0.00	45.45
GST	0.00	0.00	0.00	0.00	0.00	0.00	4.55	0.00	0.00	0.00	0.00	4.55
316 - Council Rates	1,230.20	0.00	0.00	1,230.10	0.00	0.00	1,230.10	0.00	0.00	1,230.10	0.00	4,920.50
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
318 - Emergency Services Levy	1,113.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,113.50
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319 - Land Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,072.00	0.00	0.00	0.00	2,072.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
376 - Water Rates	433.53	0.00	426.82	0.00	0.00	415.65	0.00	0.00	412.84	0.00	0.00	1,688.84
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500 - Property Management Fee	50.00	0.00	100.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	550.00
GST	5.00	0.00	10.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	55.00
<b>Total Expenses</b>	<b>2,827.23</b>	<b>0.00</b>	<b>526.82</b>	<b>1,280.10</b>	<b>50.00</b>	<b>465.65</b>	<b>1,325.55</b>	<b>2,122.00</b>	<b>462.84</b>	<b>1,280.10</b>	<b>50.00</b>	<b>10,390.29</b>
<b>Total GST</b>	<b>5.00</b>	<b>0.00</b>	<b>10.00</b>	<b>5.00</b>	<b>5.00</b>	<b>5.00</b>	<b>9.55</b>	<b>5.00</b>	<b>5.00</b>	<b>5.00</b>	<b>5.00</b>	<b>59.55</b>
<b>Total Inclusive Expenses</b>	<b>2,832.23</b>	<b>0.00</b>	<b>536.82</b>	<b>1,285.10</b>	<b>55.00</b>	<b>470.65</b>	<b>1,335.10</b>	<b>2,127.00</b>	<b>467.84</b>	<b>1,285.10</b>	<b>55.00</b>	<b>10,449.84</b>
<b>Profit</b>												
<b>Total Profit</b>	<b>8,144.03</b>	<b>0.00</b>	<b>4,958.81</b>	<b>4,205.53</b>	<b>5,435.63</b>	<b>5,019.98</b>	<b>4,160.08</b>	<b>3,906.72</b>	<b>5,203.82</b>	<b>4,386.56</b>	<b>5,616.66</b>	<b>51,037.82</b>

<b>Total GST</b>	1,092.12	0.00	538.56	543.56	543.56	543.56	539.01	597.88	561.67	561.67	561.67	6,083.26
<b>Total Inclusive Profit</b>	9,236.15	0.00	5,497.37	4,749.09	5,979.19	5,563.54	4,699.09	4,504.60	5,765.49	4,948.23	6,178.33	57,121.08
<b>Transfers</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Owner Disbursement</b>	9,236.15	0.00	5,497.37	4,749.09	5,979.19	5,563.54	4,699.09	4,504.60	5,765.49	4,948.23	6,178.33	57,121.08

# Financial Summary

For the period Aug 2021 to Jun 2022

Owner: Maione Co Pty Ltd  
 Property: 5 Langford Street  
 Ledger: Maione Co Pty Ltd - 5 Langford Street  
 Managed by: Kathryn Lamattina

**Collins Bateman Commercial  
 Property Services Pty Ltd**  
 193 North East Road  
 Hampstead Gardens SA 5086  
 Australia  
 96 616 645 982



Maione Co Pty Ltd  
 18 Croydon Road  
 KESWICK SA 5035

	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
<b>Income</b>												
101 - Commercial Rent	3,216.75	3,216.76	3,508.51	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	37,275.38
GST	321.67	321.68	350.85	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	3,727.56
115 - Legal Fees Recovered	0.00	0.00	360.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.05
GST	0.00	0.00	36.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.01
120 - Budgeted Outgoings	987.49	987.50	987.50	1,112.08	987.50	987.50	987.50	987.50	987.50	987.50	987.50	10,987.07
GST	98.76	98.76	98.75	111.21	98.75	98.75	98.75	98.75	98.75	98.75	98.75	1,098.73
<b>Total Income</b>	<b>4,204.24</b>	<b>4,204.26</b>	<b>4,856.06</b>	<b>4,528.75</b>	<b>4,404.17</b>	<b>48,622.50</b>						
<b>Total GST</b>	<b>420.43</b>	<b>420.44</b>	<b>485.61</b>	<b>452.88</b>	<b>440.42</b>	<b>4,862.30</b>						
<b>Total Inclusive Income</b>	<b>4,624.67</b>	<b>4,624.70</b>	<b>5,341.67</b>	<b>4,981.63</b>	<b>4,844.59</b>	<b>53,484.80</b>						

<b>Expenses</b>												
131 - Lease Renewal Fee	0.00	0.00	2,202.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,202.08
GST	0.00	0.00	220.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.21
316 - Council Rates	1,046.15	0.00	0.00	1,046.10	0.00	0.00	1,046.10	0.00	0.00	1,046.10	0.00	4,184.45
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
318 - Emergency Services Levy	0.00	1,495.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,495.15
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319 - Land Tax	0.00	340.92	0.00	135.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.96
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
322 - Audit Fees	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
GST	0.00	0.00	0.00	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00
376 - Water Rates	0.00	293.32	0.00	0.00	302.06	0.00	0.00	302.06	0.00	0.00	302.06	1,199.50
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
408 - Legal & Administration Fees	0.00	720.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.10

GST	0.00	71.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.11
500 - Property Management Fee	168.17	168.17	179.84	181.15	176.17	176.17	176.17	176.17	176.17	176.17	176.17	1,930.52
GST	16.82	16.82	17.99	18.12	17.62	17.62	17.62	17.62	17.62	17.62	17.62	193.09
<b>Total Expenses</b>	<b>1,214.32</b>	<b>3,017.66</b>	<b>2,381.92</b>	<b>1,542.29</b>	<b>478.23</b>	<b>176.17</b>	<b>1,222.27</b>	<b>478.23</b>	<b>176.17</b>	<b>1,222.27</b>	<b>478.23</b>	<b>12,387.76</b>
<b>Total GST</b>	<b>16.82</b>	<b>87.93</b>	<b>238.20</b>	<b>36.12</b>	<b>17.62</b>	<b>17.62</b>	<b>17.62</b>	<b>17.62</b>	<b>17.62</b>	<b>17.62</b>	<b>17.62</b>	<b>502.41</b>
<b>Total Inclusive Expenses</b>	<b>1,231.14</b>	<b>3,105.59</b>	<b>2,620.12</b>	<b>1,578.41</b>	<b>495.85</b>	<b>193.79</b>	<b>1,239.89</b>	<b>495.85</b>	<b>193.79</b>	<b>1,239.89</b>	<b>495.85</b>	<b>12,890.17</b>

#### Profit

<b>Total Profit</b>	<b>2,989.92</b>	<b>1,186.60</b>	<b>2,474.14</b>	<b>2,986.46</b>	<b>3,925.94</b>	<b>4,228.00</b>	<b>3,181.90</b>	<b>3,925.94</b>	<b>4,228.00</b>	<b>3,181.90</b>	<b>3,925.94</b>	<b>36,234.74</b>
<b>Total GST</b>	<b>403.61</b>	<b>332.51</b>	<b>247.41</b>	<b>416.76</b>	<b>422.80</b>	<b>4,359.89</b>						
<b>Total Inclusive Profit</b>	<b>3,393.53</b>	<b>1,519.11</b>	<b>2,721.55</b>	<b>3,403.22</b>	<b>4,348.74</b>	<b>4,650.80</b>	<b>3,604.70</b>	<b>4,348.74</b>	<b>4,650.80</b>	<b>3,604.70</b>	<b>4,348.74</b>	<b>40,594.63</b>
<b>Transfers</b>	<b>0.00</b>											
<b>Owner Disbursement</b>	<b>3,393.53</b>	<b>0.00</b>	<b>4,240.66</b>	<b>3,403.22</b>	<b>4,348.74</b>	<b>4,650.80</b>	<b>3,604.70</b>	<b>4,348.74</b>	<b>4,650.80</b>	<b>3,604.70</b>	<b>4,348.74</b>	<b>40,594.63</b>

# Financial Summary

For the period Aug 2021 to Jun 2022

Owner: Maione Co Pty Ltd  
 Property: 9 McGowan Street  
 Ledger: Maione Co Pty Ltd - 9 McGowan Street  
 Managed by: Kathryn Lamattina

**Collins Bateman Commercial  
 Property Services Pty Ltd**

193 North East Road  
 Hampstead Gardens SA 5086  
 Australia  
 96 616 645 982

**Collins  
 Bateman**

Maione Co Pty Ltd  
 18 Croydon Road  
 KESWICK SA 5035

	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
<b>Income</b>												
101 - Commercial Rent	3,527.42	3,478.36	3,454.19	3,454.19	1,916.66	3,454.19	1,916.66	5,147.36	5,515.57	3,542.07	3,979.92	39,386.59
GST	352.74	347.84	345.43	345.43	191.67	345.43	191.67	514.74	551.57	354.21	398.00	3,938.73
120 - Budgeted Outgoings	1,043.41	1,032.61	1,025.73	1,117.26	654.17	1,025.72	654.17	1,397.28	1,508.57	1,031.67	1,031.67	11,522.26
GST	104.35	103.27	102.57	111.73	65.42	102.58	65.42	139.73	150.86	103.17	103.17	1,152.27
<b>Total Income</b>	<b>4,570.83</b>	<b>4,510.97</b>	<b>4,479.92</b>	<b>4,571.45</b>	<b>2,570.83</b>	<b>4,479.91</b>	<b>2,570.83</b>	<b>6,544.64</b>	<b>7,024.14</b>	<b>4,573.74</b>	<b>5,011.59</b>	<b>50,908.85</b>
<b>Total GST</b>	<b>457.09</b>	<b>451.11</b>	<b>448.00</b>	<b>457.16</b>	<b>257.09</b>	<b>448.01</b>	<b>257.09</b>	<b>654.47</b>	<b>702.43</b>	<b>457.38</b>	<b>501.17</b>	<b>5,091.00</b>
<b>Total Inclusive Income</b>	<b>5,027.92</b>	<b>4,962.08</b>	<b>4,927.92</b>	<b>5,028.61</b>	<b>2,827.92</b>	<b>4,927.92</b>	<b>2,827.92</b>	<b>7,199.11</b>	<b>7,726.57</b>	<b>5,031.12</b>	<b>5,512.76</b>	<b>55,999.85</b>

<b>Expenses</b>												
132 - Rent Review Fee	0.00	0.00	0.00	0.00	0.00	0.00	45.45	0.00	0.00	0.00	0.00	45.45
GST	0.00	0.00	0.00	0.00	0.00	0.00	4.55	0.00	0.00	0.00	0.00	4.55
316 - Council Rates	997.90	0.00	0.00	997.80	0.00	0.00	997.80	0.00	0.00	997.80	0.00	3,991.30
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
318 - Emergency Services Levy	0.00	1,478.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,478.40
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319 - Land Tax	0.00	234.08	0.00	94.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	329.04
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
322 - Audit Fees	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
GST	0.00	0.00	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00
356 - Repairs & Maintenance	240.00	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00
GST	0.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.50
376 - Water Rates	0.00	325.99	0.00	0.00	337.35	0.00	0.00	340.16	0.00	0.00	317.71	1,321.21
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500 - Property Management Fee	182.84	180.44	179.21	182.86	102.84	179.20	102.84	261.78	280.98	182.96	200.47	2,036.42
GST	18.29	18.05	17.92	18.30	10.29	17.93	10.29	26.18	28.11	18.30	20.05	203.71

<b>Total Expenses</b>	<b>1,420.74</b>	<b>2,403.91</b>	<b>359.21</b>	<b>1,275.62</b>	<b>440.19</b>	<b>179.20</b>	<b>1,146.09</b>	<b>601.94</b>	<b>280.98</b>	<b>1,180.76</b>	<b>518.18</b>	<b>9,806.82</b>
<b>Total GST</b>	<b>18.29</b>	<b>36.55</b>	<b>35.92</b>	<b>18.30</b>	<b>10.29</b>	<b>17.93</b>	<b>14.84</b>	<b>26.18</b>	<b>28.11</b>	<b>18.30</b>	<b>20.05</b>	<b>244.76</b>
<b>Total Inclusive Expenses</b>	<b>1,439.03</b>	<b>2,440.46</b>	<b>395.13</b>	<b>1,293.92</b>	<b>450.48</b>	<b>197.13</b>	<b>1,160.93</b>	<b>628.12</b>	<b>309.09</b>	<b>1,199.06</b>	<b>538.23</b>	<b>10,051.58</b>

**Profit**

<b>Total Profit</b>	<b>3,150.09</b>	<b>2,107.06</b>	<b>4,120.71</b>	<b>3,295.83</b>	<b>2,130.64</b>	<b>4,300.71</b>	<b>1,424.74</b>	<b>5,942.70</b>	<b>6,743.16</b>	<b>3,392.98</b>	<b>4,493.41</b>	<b>41,102.03</b>
<b>Total GST</b>	<b>438.80</b>	<b>414.56</b>	<b>412.08</b>	<b>438.86</b>	<b>246.80</b>	<b>430.08</b>	<b>242.25</b>	<b>628.29</b>	<b>674.32</b>	<b>439.08</b>	<b>481.12</b>	<b>4,846.24</b>
<b>Total Inclusive Profit</b>	<b>3,588.89</b>	<b>2,521.62</b>	<b>4,532.79</b>	<b>3,734.69</b>	<b>2,377.44</b>	<b>4,730.79</b>	<b>1,666.99</b>	<b>6,570.99</b>	<b>7,417.48</b>	<b>3,832.06</b>	<b>4,974.53</b>	<b>45,948.27</b>
<b>Transfers</b>	<b>0.00</b>											
<b>Owner Disbursement</b>	<b>3,588.89</b>	<b>2,521.62</b>	<b>4,532.79</b>	<b>3,734.69</b>	<b>2,377.44</b>	<b>4,730.79</b>	<b>1,666.99</b>	<b>6,570.99</b>	<b>7,417.48</b>	<b>3,832.06</b>	<b>4,974.53</b>	<b>45,948.27</b>